WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $504,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 02-05-30

(AFFIX SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/05/2030 WILLIAMSON COUNTY

W-OH-26-1030

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
GG Dozier, LLC	**SAME AS NEW OWNER**	
(NAME)	(NAME)	
1011B Montrose Ave		**072-10-0-057.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **OLIVIA GLASS, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GG DOZIER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Real property located in Davidson County, TN, the legal description of which is found in Book 6916, Page 715, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, TN, being the Easterly 100 feet of the Westerly 200 feet of Lot No. 36 on the Map of Capital Dozier Place, of record in Book 974, Page 51, said Register's Office.

Beginning at a point in the Southerly Margin of Dozier Place, 100 feet East of the Northeast corner of Lot No. 9 and the Northeast corner of Lot No. 36 of said plan; thence with the said margin of said Dozier Place, Eastwardly 100 feet to a point; thence Southwardly 185 feet, more or less, to a point in the South Line of said Lot No. 36; thence with said line of said Lot No. 36, Westerly 100 feet to a point; thence Northwardly 177.5 feet, more or less, to the point of beginning.

Being the same property conveyed to Olivia Glass and husband, Montro Glass by Warranty Deed from Wilma Jean Sullivan of record in Instrument No. 20030908-0130813 Register's Office for Davidson County, Tennessee, dated August 28, 2003 and recorded on September 08, 2003. The said Montro Glass having died May 15, 2009, leaving Olivia Glass as the sole tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Plat Book 974, Page 51, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1086, Page 94, in the Register's Office for Davidson County, Tennessee.
- Agreement of Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in Book 7778, Page 263, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1030 Dozier Pl, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch # 1460075 DEEDWARR
08/17/2026 03:36:41 PM 2 pgs
Fees: $13.00 Taxes: $1,864.80
20260817-0076573

Witness my/our hand(s) this the 13th DAY OF AUGUST, 2026.

Olivia Glass

Olivia Glass

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, OLIVIA GLASS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of August, 2026.

Notary Public
My Commission Expires: 7-6-29
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212